

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction DUARTE

Reporting Period 01/01/2013 - 12/31/2013

Pursuant to GC 65400 local governments must provide by April 1 of each year the annual report for the previous calendar year to the legislative body, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). By checking the “Final” button and clicking the “Submit” button, you have submitted the housing portion of your annual report to HCD only. Once finalized, the report will no longer be available for editing.

The report must be printed and submitted along with your general plan report directly to OPR at the address listed below:

**Governor’s Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044**

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Table A

Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income			See Instructions	See Instructions	
ADT II	5+	Renter	42	0	1	0	43	43	Low Income Housing Tax Credits, Redevelopm ent Agency or Successor Agency Funds	DB	
(9) Total of Moderate and Above Moderate from Table A3						1	9				
(10) Total by Income Table A/A3			42	0	1	9					
(11) Total Extremely Low-Income			0								

Units*	
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* Note: These fields are voluntary

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Table A2

Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

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Table A3
Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	0	0	0	0	0	0	0
No. of Units Permitted for Above Moderate	9	0	0	0	0	9	0

* Note: This field is voluntary

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Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.												Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	0	0	0	0	0	0	42	0	0	0	42	0
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Low	Deed Restricted	0	0	0	0	0	0	0	0	0	0	0	0
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Moderate		0	0	0	0	0	0	1	0	0	0	1	0
Above Moderate		0	0	0	0	0	0	9	0	0	-	9	0
Total RHNA by COG. Enter allocation number:		0	0	0	0	0	0	52	0	0	0	52	0
Total Units ▶▶▶													
Remaining Need for RHNA Period ▶▶▶▶▶													

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

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Table C

Program Implementation Status

Program Description (By Housing Element Program Names)		Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
16.Section 8 Rental Assistance	Continue participation and coordination with HACoLA; encourage landlords to register units; advertise program to residents.	2013	This Section 8 program is effective in providing needed rental assistance although to limited funded the number of residents that be assisted is very limited.
17. Sustainable Development and Green Programs	Implement sustainable development practices in new development and promote green programs among residents and businesses.	2013	The city remains effective in incorporating green development practices and promoting green programs.
18.Rezoning to accomodate higher densities	Adopt a specific plan/ rezone and complete environmental review to entitle three rezone sites identified in the HE.	2013	The City Council adopted the rezoning for two of the sites prior to 2013. In 2013, the third site was rezoned and approved by City Council in August 2013.
19.second Dwelling Units	Disseminate educational material on second units. Seek to achieve 10 units between 2010-2014.	2013	The City provides information on second units on a regular basis.
1.Housing Code Enforcement and Abatement	Emphasize enforcement activities in south of Huntington Drive target area. Provide	2013	City continued the program and it was effective in maintain safe and sanitary housing in Duarte.

	referrals to rehab programs (Programs 2 and 3).		
2.City Housing Rehabilitation Program	Assist an average of 15 households annually.	2013	Due to reduced CDBG federal funding and City costs to subsidize the previous CDBG funded rehab program, in 2012 the City ended the rehab program. In March 2012 the City applied for a CAL Home grant to continue to fund a rehab program but was unsuccessful in its application for funding. A rehab program remains appropriate but will consist of programs funded through the County and State.
3. County Rehabilitation Loan Program	Provide brochures at City Hall and advertise on City website. Promote in conjunction with code enforcement program.	2013	The City continues to distribute brochures. The County reported that there is significant interest in the program but has not reported specific participation numbers for Duarte.
4.Multi-Family Substantial Rehabilitation Program	Identify potential properties though code enforcement program. Seek to complete one project during the planning period.	2013	This program was not funded due to the dissolution of Redevelopment Agencies in January 2012. This program no longer remains appropriate due to the lack of program funding.
5.Preservation of Assisted Rental Housing	Maintain contact with owners of at-risk properties, and provide technical, regulatory, and financial assistance as necessary to preserve 295 at-risk units.	2013	The City contacted three of the four property owners. All properties have continued to renew their section 8 contracts and none have converted to market rate. The City will attempt to contact the 4th owner.
6.Affordable Housing Density Bonus	Promote the use of density bonus through City website and in discussions with development applications.	2013	In 2013 there were 42 units constructed as a result of a density bonus granted in December 2010, that increased density from 28 to 52 units per acre.
7.Zoning for Special Needs	Provide for a variety of housing types and populations through implementation of the Development Code.	2013	The necessary zoning changes were completed in 2010 as part of a comprehensive update of the development code to allow for emergency shelters, transitional and supportive housing consistent with SB 2.
8.Monitor Application of Design Review Process	Review on a project level basis and in conjunction with Annual Housing Element Report to HCD. Modify procedures as appropriate.	2013	The city confirmed in 2012 that the design review process does not result in any disproportionate costs or project delays.
9. Fair Housing Program	Refer fair housing complaints to the Housing Rights Center. Disseminate fair housing information.	2013	The City continues to distribute fair housing information.
10.Accessible Housing	Implement reasonable accommodation procedures and inform the public about the new process.	2013	No new approvals were requested under the procedure formally adopted in 2010. The last reasonable accommodation was requested in 2009.
11.Senior Shared Housing	Research shared housing programs and	2013	This program will be continued for the next HE period.

	develop a program to serve Duarte's seniors.		
12.Homeless Services Strategy	Support implementation of SGVCOG regional Homeless Services Strategy.	2013	The City continued to participate with the San Gabriel Valley Consortium on Homelessness, though due to funding limitations, no funds were provided to homeless service providers.
13.Affordable Housing Development Assistance	Assist in development of 41 ELI and VLI senior units, and 80-100 ELI, VLI, and LI families.	2013	The City was effective in facilitating the development of affordable senior housing units, however development of affordable family units did not occur.
14.Inclusionary Housing Ordinance	Implement inclusionary requirements and utilize in-lieu fees to support affordable production.	2013	The program has been effective in generating funds in support for affordable housing and the balance in the fund on August 2013 was \$413,000.
15.Homeowner Assistance	Develop a brochure to identify available homebuyer programs. Apply to State in conjunction with future City assisted workforce housing.	2013	Due to lack in funding the program no longer remains appropriate and was not implemented.

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General Comments: